

DATE: October 3, 2014

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2014-0095
Administrative Review for Change of Ownership
Site Use: General Automobile Repair
Applicant: RS Collision Center of Alexandria, LLC
Location: 612B South Pickett Street
Zone: I / Industrial

Request

Special Use Permit #2014-0095 is a request to change ownership of an existing general automobile repair business from Tahk's Auto Service II, Inc. by Jeong Tahk to RS Collision Center of Alexandria, LLC. No changes to the existing SUP conditions are proposed. The applicant expects to operate the general automobile repair business, which will include auto body work and repainting, under the name of "RS Collision Center."

Background

In 2004, City Council approved a general automobile business at this location (SUP#2004-0001). Most recently, in 2010, staff administratively approved a change of ownership to Tahk's Auto Service II, Inc. by Jeong Tahk (SUP#2010-0024).

The prior business has been closed since December 2013.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Cameron Station Civic and Community Associations were sent an e-mail with information about the current application. Staff has not received any comments from the public regarding this request.

Staff Action

Staff does not object to the change of ownership and views it as a reasonable request. Prior SUP conditions have been carried forward into this request with several amendments and a few additions. Most notably, staff has added the special review condition that it has included in SUPs for other businesses in this area. Condition #20 requires a five-year staff-level review and a fixed-date, full-hearing review in approximately nine years to ensure that the use remains compatible with the neighborhood and does not hinder future redevelopment efforts. New Condition #21 prohibits test-driving on nearby residential side streets. Finally, staff has also replaced the existing condition related to car washing with new language in Conditions #22 and #23. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 10/3/2014
Action: Approved

Alex Dambach, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2014-0095

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2004-0001)
2. The applicant shall provide at least 13 parking spaces. (P&Z) (SUP#2004-0001)
3. **CONDITION AMENDED BY STAFF:** All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. No vehicles shall be parked in a location whereby their damage is readily visible from passing vehicular traffic on South Pickett Street. (P&Z) (SUP#2004-0001)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2004-0001)
5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z) (SUP#2004-0001)
6. **CONDITION AMENDED BY STAFF:** No repair work, painting, detailing, or car washing shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure. (P&Z) (T&ES) (SUP#2010-0024)
7. **CONDITION REQUIRED BY ORDINANCE AND DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia.~~ (P&Z) (SUP#2004-0001)
8. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP#2004-0001)
9. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to between 7:00 A.M. and 6:30 P.M. Monday through Friday and 7:00 A.M. to 4:00 P.M. on Saturdays. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2004-0001)
10. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP#2004-0001)

11. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (SUP#2010-0024)
12. **CONDITION AMENDED BY STAFF:** The applicant shall contact the ~~Crime Prevention~~ Community Relations Unit of the Alexandria Police Department at ~~703-838-4520~~ 703-746-6838 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (~~SUP#2010-0024~~)
13. All paint, thinner and solvents shall be stored so as to prevent any leakage or spillage from entering floor drains, storm sewers or sanitary sewers. (P&Z) (SUP#2004-0001)
14. **CONDITION AMENDED BY STAFF:** No paint or coatings shall be applied outside of a the paint spray booth designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES) (T&ES) (~~SUP#2004-0001~~)
15. **CONDITION DELETED BY STAFF (See Condition #14):** ~~No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP#2004-0001)~~
16. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2004-0001)
17. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP#2004-0001)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP#2010-0024~~)
17. **CONDITION DELETED BY STAFF (See Conditions #22 and #23):** ~~Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES) (SUP#2010-0024)~~

18. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2010-0024)
19. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP#2010-0024)
20. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (October 2019) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. The Director shall docket the Special Use Permit for Planning Commission and City Council review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn Street, South Pickett Street, and Edsall Road for test-driving regardless of the uses located along those streets. (P&Z)
22. **CONDITION ADDED BY STAFF:** Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2014-0095. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the general automobile repair business at 612B South Pickett Street.

Applicant - Signature

Date

Applicant – Printed

Date